

ORDINANCE NO. 2002-14-CM
AN ORDINANCE AMENDING CHAPTER 1
OF ORDINANCE NO. 97-51-CM
BEING THE UNIFIED ZONING ORDINANCE
OF TIPPECANOE COUNTY.

Be it ordained by the County Commissioners of Tippecanoe County, Indiana, that Ordinance No. **97-51-CM**, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change 1-10-2, WORDS AND TERMS DEFINED, of 1-10, DEFINITIONS, of CHAPTER 1, GENERAL PROVISIONS, more specifically, the definition of integrated center to read as follows:

INTEGRATED CENTER. One or more *buildings* occupying a site under one ownership or management, containing a number of individual, unrelated and separately operated *uses* each with their own outside entrance (commonly known as a strip center) or completely enclosed (such as a retail mall). The *building* or *buildings* of an integrated center share common site facilities and services such as driveway entrances and exits, *parking areas*, truck loading, maintenance, sewer and water utilities, and similar common facilities and services. A *building* on an outlot which is physically separated from the other *uses* in an **INTEGRATED CENTER** by curbs and/or landscaping, and which contains its full requirement of parking, but which shares driveway entrances and exits with other *uses*, is not part of that **INTEGRATED CENTER**. An *office building* is not an **INTEGRATED CENTER**.

Section 2: Change 1-10-2, WORDS AND TERMS DEFINED, of 1-10, DEFINITIONS, of CHAPTER 1, GENERAL PROVISIONS, more specifically, the definition of office building to read as follows:

OFFICE BUILDING. A *building* in which the majority of *gross leasable area* is devoted to conducting the affairs of *primary uses* other than retailing, such as the offices of a *business*, a profession, a service, an industry, a finance, insurance or real estate establishment, or government and in which all such businesses have public entrances in the interior of the building.

This ordinance shall be in full force and effect from and after the date of passage.

ADOPTED AND PASSED BY THE BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA THIS 4th DAY OF March, 2002

THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE

Yes	_____
	John L. Knochel, President
Yes	_____
	KD Benson, Vice President
Yes	_____
	Ruth E. Shedd, Member

ATTEST:

Robert A. Plantenga, Auditor